177.0	0007	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	640,100 / 640,100
					USE VALUE:	640,100 / 640,100
					ASSESSED:	640,100 / 640,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		UDINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHOR ALISHA
Owner 2:	BROOKS JOEL
Owner 3:	
Street 1:	26 UDINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	EMMET BRIAN M & KATHERINE B -
Owner 2:	-
Street 1:	26 UDINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,584 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1714 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9584.000	143,800	1,000	495,300	640,100
Total Card	0.220	143,800	1,000	495,300	640,100
Total Parcel	0.220	143,800	1,000	495,300	640,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.54 | /Parcel: 373.5

Legal Description

User Acct 119954

GIS Ref

GIS Ref

Insp Date 07/02/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 177.0-0007-0003.0

!13923!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	143,800	1000	9,584.	495,300	640,100	640,100	Year End Roll	12/18/2019
2019	101	FV	201,600	1000	9,584.	488,200	690,800	690,800	Year End Roll	1/3/2019
2018	101	FV	201,600	0	9,584.	375,000	576,600	576,600	Year End Roll	12/20/2017
2017	101	FV	201,600	0	9,584.	353,800	555,400	555,400	Year End Roll	1/3/2017
2016	101	FV	201,600	0	9,584.	325,500	527,100	527,100	Year End	1/4/2016
2015	101	FV	188,700	0	9,584.	304,200	492,900	492,900	Year End Roll	12/11/2014
2014	101	FV	188,700	0	9,584.	280,200	468,900	468,900	Year End Roll	12/16/2013
2013	101	FV	188,700	0	9,584.	280,200	468,900	468,900		12/13/2012

PRINT

Date	Time
12/11/20	03:48:47

LAST REV

Date	Time
10/27/19	13:44:13

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13923

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EMMET BRIAN M &	71961-387	1	12/3/2018		670,000	No	No		
EMMET BRIAN M &	35134-571		3/27/2002	Family	99	No	No		
EMMET BRIAN M &	30422-156		7/15/1999	Convenience	99	No	No		
EMMET BRIAN/ETA	25728-229		10/12/1995		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2002	1013	Redo Bat	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
7/2/2018	MEAS&NOTICE	BS	Barbara S
10/30/2008	Meas/Inspect	163	PATRIOT
10/25/2008	Missed Appt.	345	PATRIOT
10/25/2008	Measured	345	PATRIOT
12/28/1999	Meas/Inspect	243	PATRIOT
7/12/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	119954
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9584		Sq. Ft.	Site		0	70.	0.74	6									495,264						495,300	

Total AC/HA: 0.22002 | Total SF/SM: 9584 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 495,264 | Spl Credit | Total: 495,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE W/RED BRICK		
View / Desir:	C - POOR-		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.54156911
Adj $ / SQ:	76.767
Other Features:	78300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	208389
Depreciation:	64601
Depreciated Total:	143789

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

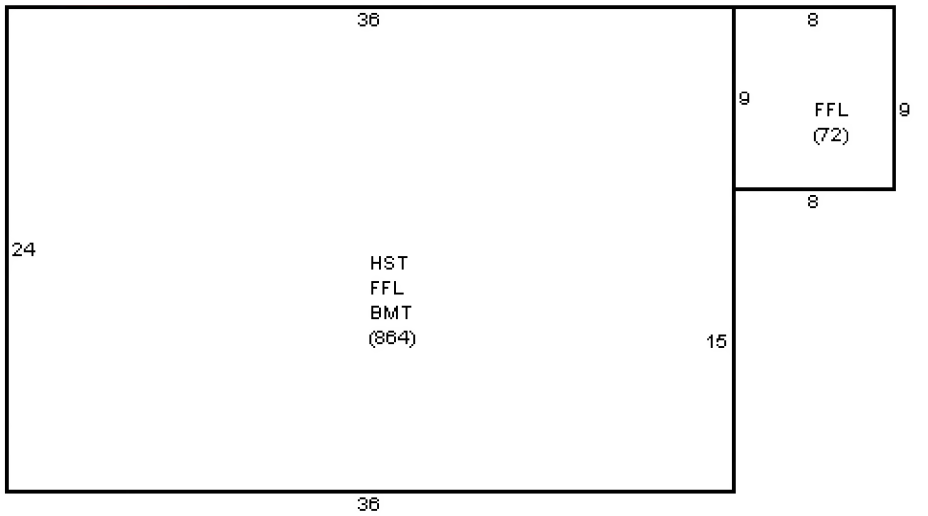
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	76.77
Special Features:	0	Val/Su Net:	64.43
Final Total:	143800	Val/Su SzAd	105.12

SKETCH



5

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	936	76.770	71,854
BMT	Basement	864	29.020	25,072
HST	Half Story	432	76.770	33,164

Net Sketched Area:	2,232		Total:	130,090	
Size Ad	1368	Gross Are	2664	FinArea	1714

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 177.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	15X21	A	AV	2006	3.44	T	10.4	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000